

**MINUTES OF THE  
VINEYARD TOWN COUNCIL MEETING  
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah  
January 25, 2012**

**PRESENT:**

Mayor Randy Farnworth  
Councilmember Sean Fernandez  
Councilmember Jeff Gillespie  
Councilmember Norm Holdaway  
Councilmember Nate Riley

**ABSENT:**

**Staff Present:** Water Operator Sullivan Love, Engineer Don Overson, Town Attorney David Church, Building Official Doug Bezzant, Deputy Recorder Debra Cullimore

**Others Present:** Ed Grampp of Anderson Development

The Vineyard Town Council held a Regular Meeting on Wednesday, January 25, 2012, beginning at 7:00 p.m. The invocation was offered by Randy Farnworth.

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**Regular Session** – The meeting was called to order at 7:00 p.m.

**MINUTES REVIEW AND APPROVAL** –

COUNCILMEMBER RILEY MOVED TO APPROVE THE MINUTES OF THE MEETING OF JANUARY 11, 2012. COUNCILMEMBER GILLESPIE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

**PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL** - *Planning Commission Liaison Norman Holdaway*

Councilmember Holdaway had no new business to forward to the Council from the Planning Commission.

**STAFF REPORTS** -

Planner, Jim Carter – Logan Simpson Design – Mr. Carter was not present at the meeting.

Engineer, Don Overson – JUB Engineers – Mr. Overson had no items to report.

Water Operator Technician – Sullivan Love – Mr. Love had no items to report.

Attorney – David Church – Mr. Church reported that he working issues regarding the railroad crossing located on property owned by Anderson Development. The matter is before the Supreme Court at this time. A ruling is not expected for several months.

Mr. Church also reported on the status of action being taken by the EPA against Parrish Chemicals for non-compliance. Doug Bezzant is expected to testify in hearings regarding this issue.

Mr. Church went on to report that he and Mayor Farnworth discussed acquisition of the remainder of the 575 South road right-of-way with property owner, Verl Cook. Mr. Church explained that Mr. Cook seemed to be open to discussion in the future. However, Mr. Cook currently leases the road right-of-way to Keiwi as part of the Geneva Road UDOT project.

Utah County Sheriff's Department – A representative of the Sheriff's Department was not present at the meeting.

## **BUSINESS ITEMS –**

***5.1 Discussion – iPad2 Training.*** *The Council will review basic functions of the iPad2 devices which are being used for Town Council business.*

The Council felt that it would be appropriate to discuss other business items at this time and move iPad2 training to the end of the meeting.

COUNCILMEMBER FERNANDEZ MOVED TO CONDUCT IPAD2 TRAINING AT THE CONCLUSION OF OTHER BUSINESS. COUNCILMEMBER GILLESPIE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

***5.2 Discussion and Action – Development of Sleepy Ridge lots 294, 295, 295 and 306.*** *This is a request by Richie McDonald of Sweetwater Homes for the Council's consideration of approval to develop lots 294, 295, 296 and 306 in the Lakes at Sleepy Ridge subdivision. A note on the plat currently prohibits development of these lots due to a 20 foot all weather emergency access road easement which currently bisects the lots. Mr. McDonald is proposing construction of a 20 foot concrete access and associated fencing on the easement area until the easement is vacated, after which the property owners would have use of the concrete area as an RV pad or patio area.*

Richie McDonald was present as the representative for this discussion. Mr. McDonald reviewed information previously distributed to the Council, including diagrams showing the location of property line, the existing easement, and building footprints on each affected lot. Mr. McDonald reviewed proposed fencing along the easement area intended to maintain emergency accessibility in the easement area. He noted that purchasers of the subject lots would sign an agreement indicating that they understand requirements related to the easement area. Mr. McDonald noted that the affected lots are the last lots available for purchase in the subdivision. He indicated that he does not currently own the lots, but would like to purchase and develop them.

Mr. Overson explained that 50 West is currently stubbed out going north, and will eventually connect to 400 South, creating a second access road to the subdivision. Councilmember Fernandez stated that he understands the need for a secondary access to the area, but observed that the current location does not seem beneficial. Mr. Church stated that the lots currently front onto a public roadway, and that typically only one public access is required. He noted that there may be additional requirements specific to this development based on Town Ordinances.

Councilmember Fernandez suggested that if the easement is not necessary or required that it may be more beneficial to vacate the easement rather than requiring Mr. McDonald to complete to proposed improvements or leave the lots undeveloped. Mr. Church agreed that if adequate access is available it would be reasonable to vacate the easement. Mr. Overson stated that to his recollection, the secondary access location was proposed by the developer. He agreed that if there is no liability to the Town, the easement should be vacated.

Councilmember Riley felt that it would be appropriate to research the history of the easement and why it was required and discuss Mr. McDonald's proposal further at a future meeting.

**5.3 Discussion and Action –Appointment to Timpanogos Special Service District Board of Directors.** *The Mayor and Council will consider and possibly act to re-appoint Councilmember Sean Fernandez to represent the Town of Vineyard on the Timpanogos Special Service District Board of Directors.*

The Council discussed the reappointment of Councilmember Fernandez to the Board of Timpanogos Special Service District. There was consensus that Councilmember Fernandez should continue to serve in that capacity.

**5.4 Discussion – Appointment of Planning Commissioners.** *Mayor Farnworth will report the recent appointment of Josh Price to the Planning Commission and the appointment of Amber Price as a Planning Commission alternate.*

Mayor Farnworth reported to the Council that he recently appointed Josh Price as a member of the Planning Commission. Mr. Price will assume the position vacated by Steve Carlile. Amber Price was also appointed by the Mayor as a Planning Commission alternate.

#### **OPEN SESSION** – Citizen Comments

Mayor Farnworth called for comments from the audience. There was no public comment.

#### **COUNCILMEMBER'S REPORTS** –

**Councilmember Riley** – Councilmember Riley reported on a previous Council discussion regarding architectural services offered through the Utah County Architects Association

(UCAA). He noted that the UCAA has expressed an interest in working with Vineyard officials and residents to create concept plans for future development. He suggested the Council consider scheduling a Work Session to begin the process. Following further discussion, the Council felt it would be beneficial to involve the Planning Commission in the Work Session. Councilmember Riley will work with UCAA representatives to coordinate a time for the Work Session.

Councilmember Riley also reported on his attendance, along with Councilmember Fernandez and Planning Commission Chair/Youth Council Advisor Tyler Bergen, at Local Officials Day at the State Legislature with the Vineyard Youth Council.

**Councilmember Holdaway** – Councilmember Holdaway had no items to report.

**Councilmember Gillespie** – Councilmember Gillespie had no items to report.

**Councilmember Fernandez** – Councilmember Fernandez reported that he will be out of town on February 8, 2012. He requested to participate electronically in the Town Council meeting held that night.

#### **MAYOR'S REPORT** –

Mayor Farnworth had no items to report at this time.

#### **ADJOURNMENT TO VINEYARD DEVELOPMENT AGENCY MEETING** –

The Town Council meeting was adjourned and the Vineyard Redevelopment Agency Board meeting convened by consensus at 7:40 p.m.

The Vineyard Redevelopment Agency Board meeting was adjourned and the Town Council meeting reconvened at 8:20 p.m.

**iPad2 Training** – The Council proceeded with training on the iPad2 devices and discussed processes and procedures which will help maximize the use of the devices.

#### **ADJOURNMENT** –

The meeting was adjourned at 9:15 p.m. The next regular Town Council meeting will be held on February 8, 2012.

**MINUTES APPROVED ON** – February 8, 2012

**CERTIFIED CORRECT BY** \_\_\_\_\_  
**DEBRA CULLIMORE, DEPUTY RECORDER**